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**From:** [REDACTED]@gmail.com >  
**Sent:** 13 March 2019 21:00  
**To:** LDP  
**Cc:** [REDACTED]  
**Subject:** Opposition to Proposed building sites in Banchory

Dear planners,

I hope you take my views on these matters with due consideration.

I am writing to you today to express my concerns over a number of proposed sites within Banchory.

MR056-west of upper Arbeadie Road. This site was refused at the last LDP. This proposal shows a smaller site. However there is a separate proposal MR062 which is adjacent to this site and would exceed the recommendation of fewer than 100 houses combined.

These sites are within the Dee valley special Landscape area.

It would destroy part of the core path network which many walkers, cyclists, runners and school children use every day.

A great area of these sites have ancient woodland and hedgerows which support common habitat for wildlife including protected species namely Red Squirrels, Bats and Pine Martin.

I strongly suggest we conserve such areas of woodland as part of the green network.

Sadly, the landowner took it upon themselves to clear large areas of bracken and scrub using a digger and destroy habitat. Once your environmental planner Mary McLeod was aware of what was happening she was very quick to act and an emergency TPO was put on this land on 22nd February to ensure the trees were not cut down.

MR056 site also has concerning issues relating to access to the site. On the proposal it shows two potential vehicular accesses. Both would mean increased traffic round the blind corner connecting Woodside Road with Upper Arbeadie Road. There are boundary walls on three sides with each property close to the boundary walls with no opportunity to make it safer by widening it.

Secondly the proposal shows access off Upper Arbeadie road. This section of road is narrow and unmade, it is also part of the core path network which is well used. Residents have tried for over 20 years to be allowed by the owner to upgrade drainage and its surface which has been refused. As it stands it would definitely not be fit for purpose and fear it may also then become a ransom strip.

MR040-Tillynarb and MR041-wood of Arbeadie, also show potential access off the same dirt track which is part of the core pathway. I would suggest the map in [the proposal](#) is somewhat misleading with the current

width and state of the “road”.

Large areas of both sites are very wet.

Again these sites are within the Dee Valley special Landscape area, would destroy part of the core path network, ancient woodland and hedgerows that support the same protected species,

Again I would strongly suggest we conserve such areas of woodland as part of the green network that connects the town with Corsee wood. Especially since it is so well used.

MR041 is a second optional site “but with an amended boundary to exclude the woodland.”

Sadly this landowner has decided to remove roughly a third to a half of the woodland over the past few weeks/months including very large trees without a license.

Again your environmental planner and the forestry commission have acted promptly and hope to stop any further unlicensed felling.

On this note I suggest in future that sites such as these should have TPO’s in place before recommendations are made public so that landowners don’t take matters into their own hands and remove woodland that has been suggested is “preserved and enhanced.” I hope actions can be taken to fine this landowner and new trees are planted to replace what has been lost.

MR077-Upper Lochton west. This site is an exceptionally busy corner with access to the recycling centre passing through it. Again this site is within the Dee Valley special landscape area, supports protected species and is part of the core pathway network.

My other issues concerning all of the sites relates to the demand for housing. There are currently over 180 properties on the market in Banchory with a further 500 or so houses granted permission in the 2009 LDP that haven’t been built yet. Should we be building on such areas?

The road system to the west of the city is poor.

The current Academy is projected to be at 98% capacity by 2022 and already the school had to reduce its intake of S1 pupils last August.

The fact that the current designated site for the new academy is one of this LDP’s proposed sites MR053 for houses is of great concern as would put even greater demand on schooling but remove the option to meet the needs of the town now and in the future.

With the high street in rapid decline I feel very strongly that unless very careful consideration is met to plan Banchory’s expansion properly the Town as we know it will be lost forever. The community are calling out for the current woodland areas on our doorstep to be kept for recreational use as well as keeping much needed habitat and a country feel to the town. Improved education, health and recreational facilities have to be given priority before even more houses are built. With this in mind I feel strongly that MR076 should not be built on until after a better athletics facility is built.

There is currently a great opportunity to properly plan the future of the town. Building more houses and destroying woodland and other recreational facilities must not happen.

Educational, health and recreational spaces must be preserved to be able to provide the expanding town with what the community needs.

Thank you for your time and consideration,

Regards

